	Total Card /	Total Parcel
APPRAISED:	682,800 /	682,800
USE VALUE:	682,800 /	682,800
ASSESSED:	682,800 /	682,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LALA JEHAN
Owner 2:	
Owner 3:	
Street 1:	79 TROWBRIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	BELL REBECCA O -
Owner 2:	-
Street 1:	79 TROWBRIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:	
Postal:	02474	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Brick Veneer Exterior and 1970 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	682,800			682,800
Total Card	0.000	682,800			682,800
Total Parcel	0.000	682,800			682,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.60 | /Parcel: 346.6

PREVIOUS ASSESSMENT

Parcel ID 026.A-0004-0005.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	672,200	0	.		672,200	672,200	Year End Roll	12/18/2019
2019	102	FV	659,700	0	.		659,700	659,700	Year End Roll	1/3/2019
2018	102	FV	581,500	0	.		581,500	581,500	Year End Roll	12/20/2017
2017	102	FV	528,600	0	.		528,600	528,600	Year End Roll	1/3/2017
2016	102	FV	528,600	0	.		528,600	528,600	Year End	1/4/2016
2015	102	FV	487,200	0	.		487,200	487,200	Year End Roll	12/11/2014
2014	102	FV	464,200	0	.		464,200	464,200	Year End Roll	12/16/2013
2013	102	FV	464,200	0	.		464,200	464,200		12/13/2012

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 15381

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELL REBECCA O,	66300-65		10/29/2015		601,000	No	No		
BELL DANIEL L &	63261-158		2/10/2014	Convenience	1	No	No		
BELL DANIEL L &	54095-54		1/4/2010	Convenience	1	No	No		
NUELIFE VENTURE	47953-93		8/8/2006		430,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/16/2010	109	Redo Bas	17,103					FIN BMT FOR DRY ST

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2018	Measured	DGM	D Mann
3/8/2016	Sales Review	PT	Paul T
6/3/2010	Info Fm Prmt	BR	B Rossignol
3/30/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/____/__

Legal Description

User Acct	280684
GIS Ref	
GIS Ref	
Insp Date	05/16/18

Entered Lot Size | Total Land: | Land Unit Type:

!15381!

PRINT

Date	Time
12/11/20	05:06:34

LAST REV

Date	Time
07/10/19	14:28:49

mmcmakin

USER DEFINED

Prior Id # 1:	17797
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7860													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Field	Value
Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	8 - Brick Veneer
Sec Wall:	5 - Asbestos 5 %
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C - Average
Year Blt:	1916 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	G12 Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall:	% Sprinkled:

BATH FEATURES

Feature		Rating
Full Bath	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

OTHER FEATURES

Feature		Rating
Kits:	1	Rating: Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	42.459999084
Name:	

DEPRECIATION

Field	Value	
Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.01563835
Adj $ / SQ:	404.478
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	838762
Depreciation:	156010
Depreciated Total:	682752

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1							# Units: 1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB			

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Field	Value	Field	Value
Juris. Factor:	1.00	Before Depr:	485.37
Special Features:	0	Val/Su Net:	346.60
Final Total:	682800	Val/Su SzAd	527.26

SKETCH

UnSketched SubAreas:
GLA: 1295,
BMT: 675,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,295	404.480	523,799
BMT	Basement	675	169.880	114,670
Net Sketched Area:	1,970		Total:	638,469
Size Ad	1295	Gross Are	1970 FinArea	1970

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FFB	100	C	

IMAGE

MOBILE HOME

Make:	Model:	Serial #:	Year:	Color:

PARCEL ID

026.A-0004-0005.1

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:	Total Special Featues:	Total: